

Architectural Guidelines Greystone Creek Subdivision

The *Architectural Guidelines and Rules* shall be a Greystone Creek Document and shall not be inconsistent with the Covenants, Conditions and Restrictions but shall more specifically define and describe the design standards for the Greystone Creek Community. The Architectural Guidelines may be modified or amended from time to time by the ARB. Further, the ARB, in its sole discretion, may excuse compliance in specific situations and may permit compliance with different or alternative requirements.

1. Architectural Review Requirements

Prior to the commencement of any construction, each property owner or owner agent (Builder/Contractor) shall submit to the Architectural Review Board (ARB), two (2) complete copies of building plans, landscape plans, specifications and exterior building materials. One approved copy will be retained by the ARB and the second copy returned to the applicant with the ARB approval or disapproval clearly noted. The following minimum requirements must be submitted the ARB.

Architectural Review Application and Processing Fee

Site Plan 1/16" = 1'-0" scale minimum (do not submit reduced scale drawings - drawings must clearly indicate the scale at which they were drawn) showing all building setbacks, service easements, dimensions clearly locating the proposed residence, driveways, patios, decks, swimming pools, spas/hot tubs, fences, arbors, gazebos and proposed play structures (if known)

Landscape Plan 1/16" - 1'-0" scale minimum, must clearly show and locate all proposed plant material (size, type and quantity), trees (size and species). {Landscape plans are not required at time of application but must be submitted for approval prior to installation}

Floor Plans for each floor including basement and attic space. Provide a square footage summary indicating the total finished/heated area to be constructed. Floor plans will be reviewed primarily to verify exterior elevation features.

Front Elevation 1/4"=1'-0" scale drawing clearly showing all materials, window and door openings, dormers, roof lines and roof pitches.

Right, Left & Rear Elevations 1/8"=1'-0" scale drawing clearly showing all roof lines, dormers, windows, doors, decks, screen porches and sun rooms

Exterior Finish Schedule indicating all exterior materials (brick, vinyl, stucco, stone & roof shingles), clad window color (if applies), boxing (fascia & soffits) and a color sample of accent colors to be used on shutters, railings, entry, service and garage doors. Provide the name of the manufacturer and the product color or name. In some cases, the ARB will require an actual sample of the material to be used.

Changes & Conditions:

Owners & Builders will be accountable for all exterior architectural features specified on plans submitted to the ARB. This includes roof lines, roof pitches, exterior materials, finishes, details, boxing/eave details, window configurations, dormers, chimneys, entry doors and garage doors.

In the event that changes will be made to submitted plans that affect the site planning, landscaping, exterior elevations or exterior finishes, a builder must submit one of the following prior to the final approval of plans and specifications.

- a. A correct set of plans showing the revisions.
- b. A complete written description or sketch outlining the changes to be made.

2. Fees, Deposits & Penalties

- *Processing Fee* - waived.
- *Penalties*: - In the event of a violation of ARB guidelines or non-compliance with such guidelines by an Owner or Owner Agent, the ARB may seek any and all legal or equitable remedies available. The ARB can assess a fine of \$50 per day against the Owner or Agent for each event of non-compliance or violations.

3. ARB Inspections

To insure the intent of the ARB we will conduct no less than two (2) site inspections to verify the construction of each project with the approved plans and specifications.

1. Site Location - prior to pouring of the footings verify building configuration and location on site with plans submitted.
2. Landscape Inspection - upon completion of final landscaping the ARB will verify compliance with plans submitted.

4. Changes Made to Approved Plans

- Any modifications of approved plans which change the site planning, landscaping, exterior elevations or exterior colors and materials must be resubmitted and re-approved prior to commencement of work.

5. Building Setbacks

- Building setback lines shall be as follows, unless specifically approved by the ARB:
- Front Setback - Thirty-five (35'0") from the lot line
- Side Setback - Fifteen (15) feet and twenty-five (25) feet from the back line.
- Cul-de-sac and corner lot in setback lines will be reviewed individually by the ARB.
- All decks, porches, screen enclosures, chimneys, patios, swimming pools, arbors, gazebos and proposed play structures shall adhere to the building setbacks, unless noted otherwise in their respective sections.

6. **Building Requirements**

- One-story residence - not less than 1600 square feet finished heated space with a double car garage (in the event of a two-car garage on one story house, minimum 1800 square feet)
- Split-level or tri-level residence - not less than 1600 square feet
- Two-story residence - not less than 1200 square feet of finished heated space on the ground floor w/a double-car garage, opening from end or back. If no garage, heated space must be at least 1400 square feet on the first floor.
- In addition, no two story or one and one-half story house shall have less than 1800 square feet with a garage or 2000 square feet without garage.
- No building shall exceed three stories or 36 feet in height.

7. **Landscaping**

- Tree removal - approval prior to clearing.
- No substantial changes in the elevation of the land shall be made without ARB approval.
- Silt fences & barriers will be required to avoid sediment run-off onto streets and adjacent properties
- Grading of lots or changing of existing contours shall not interfere with the drainage pattern of the property.
- A ninety (90) day time limit for the complete implementation of landscaping from the date of closing, completion of construction or moving-in of homeowner.
- All changes in planting from the approved plans must be resubmitted prior to installation.

8. **Exterior Materials**

- Exterior building materials shall include brick, vinyl, stucco or stone veneer.
- Screen porches, exterior wood railings and lattice work will be required to be stained or painted.
- Duplication of exterior color combinations of brick, vinyl, stucco, stone and roof materials shall not be permitted within a minimum of three (3) lots.

9. **Roof Pitches & Materials**

- All roofs will be required to use architectural (dimensional) roof shingles.

10. **Driveways**

- All driveways shall be of concrete unless otherwise stipulated by ARB.
- No paving shall be permitted within five (5) feet of any side property line without the prior written approval of the ARB.

11. **Garage**

- All houses shall include an enclosed two (2) car garage (minimum) which shall not face the street unless specifically approved by the ARB because of the size, shape or topography of the lot.

12. **Walls and Fences**

No fence or wall shall be constructed without the prior approval of the ARB.

- Privacy walls & fences (wood, masonry, vinyl or metal) may be erected on the side and rear property lines, so long as they do not extend beyond the front of the house and are not greater than six feet (6'-0") in height measured from the final grade at wall.
- No footing or any part of a fence or wall assembly shall encroach an adjacent property.
- All wood fences erected on any lot shall be painted or stained within one hundred-twenty (120) days of installation (color to be approved). No wood shall be left unfinished or pressure-treated.
- Chain link fences are not permitted.

A. No above ground pools permitted.

13. **Animal Shelters & Pens**

- Animal shelters must be screened from surrounding roads.
- No dog pens or runs shall be allowed on any lot.

14. **Mailboxes**

Each lot upon which a residence has been constructed shall have a mailbox of a uniform design as specified by Declarant or the Architectural Committee.